

FACTS ABOUT
THE
WICHITA FALLS
COUNTRY

—IN THE—
GREAT WHEAT BELT
OF TEXAS

WITH
MAP OF TEXAS

Presented With Compliments
of

BEAN & STONE,
REAL ESTATE AND INVESTMENTS
WICHITA FALLS, TEXAS.

OUR REFERENCES.

Wichita Falls, Texas, March 17, 1906.

To Whom it May Concern;-

We take pleasure in stating that the firm of Anderson & Bean have been valued customers of our institution for years; they are old residents of this city and county, and have been prominent in its development. They are entirely reliable and financially responsible, and we are glad to be able to recommend them and their business methods to all intending investors in this section.

Respectfully,

City National Bank,

by P. P. Langford,

Cashier.

Wichita Falls, Texas, March 12, 1906.

To Any Prospective Land Buyers:-

This is to certify that we have had business, almost continuously, with the firm of Anderson & Bean of this place, for past ten years, and it is our opinion that this firm stands second to none in the Real Estate business in this section of the country and all of our dealings with them have been satisfactory.

Both of these gentlemen are residents of this place and are familiar with the conditions of this country.

Yours truly,

First National Bank.

In addition to these letters, we invite investigation as to our reliability from any county official or citizen of Wichita county, and especially from those who have purchased lands from us in the past.

Introductory

We are annually in receipt of hundreds of letters from people living in all portions of the country, making inquiry regarding conditions in the Wichita Falls Country; this booklet is issued by us for the purpose of furnishing reliable information for the benefit of those who are interested in learning the truth about that portion of North Texas, surrounding the City of Wichita Falls.

By the Wichita Falls Country is meant the land within a radius of 30 miles of Wichita Falls, embracing Wichita, Clay and a part of Archer County. It will be our endeavor to cover such points as naturally suggest themselves to the intending investor and homeseeker, and to set forth the advantages of the country as we can see them after a residence dating from the first settlement of the country.

LOCATION.

By looking at the map of Texas, it will be seen that Wichita Falls is situated on the North border of the State, within ten miles of the Oklahoma line, a distance of 114 miles north and a little west of Fort Worth. A great many people, especially in Texas, have the idea that it is in the Panhandle, an erroneous impression which probably prevails by reason of its being on the "Denver Road" which traverses further west that portion of the state which goes by that name.

TOPOGRAPHY.

The surface of the country is open prairie, covered with a good coat of native grasses, among which may be mentioned the mesquite, sage (or blue stem), gramma, buffalo and other varieties.

The Red River forms the northern boundary of Wichita and Clay Counties and the Big Wichita, which has probably the best known valley in North Texas, traverses the southern portion of Wichita and the Northern part of Clay Counties, forming

a junction with Red River at a point about 25 miles north east of Wichita Falls. The numerous tributaries of these streams usually have wide valleys; the remainder of the country being undulating prairie. There is no timber, excepting along the streams. The country is remarkably free from rock and gravel, which is generally found only in the breaks of the river and on some of the higher points. The altitude is 954 ft. above sea level.

SOIL.

The soil is usually a deep sandy loam, ranging in color from red to chocolate. It is easily cultivated, scouring a plow nicely. The Wichita Valley has probably the heaviest soil of any portion of the country, and the Red River the lightest.

The soil is rich in phosphates, generally free from alkali. Its color is given to it by the considerable percentage of iron which it carries. We feel sure in stating that no richer soil can be found anywhere, and under proper cultivation and conditions, it will produce crops with any country in the world.

WATER.

Well water of good quality is found in most portions at a shallow depth, in abundance. As a rule wells are from 20 to 30 feet deep, although in some parts one must go further.

Stock water is obtained from windmills, and from surface tanks or ponds, filled by the drainage of the country.

The smaller streams do not run the year around, but simply carry off the storm waters.

CLIMATE AND HEALTH.

The climate is nearly perfect. Bright crop growing days and cool sleep inducing nights during the summer. In the winter there are weeks of sunny weather, with a touch of northern frosts now and then to enliven the soil and destroy insect pests.

The country is universally healthful, sunstroke,

malaria, chills and fever are unknown. The air is always pure and bracing, and sends the blood hurrying through the veins. Farm work can be carried on practically the year around.

RAINFALL.

While no official record has been kept of the rainfall at Wichita Falls, we give here the U. S. Government report of the rainfall at Fort Sill, Ind. Ter. for the past sixteen years, beginning with 1889 and ending January 1st. 1905.

Ft. Sill is located just 50 miles due north of Wichita Falls, making the precipitation the same as at this point. The figures given are the average for each month during the period stated.

January 1.34 in; February .92 in; March 1.53; April 2.88; May 5.10; June 3.30; July 3.25; August 2.60; Sept. 3.40; October 2.40; Nov. 1.57; Dec. 1.57. Average annual rainfall for the sixteen years, 30. 65 inches. The annual rainfall for the year 1905, not embraced in the above, as shown by the record of the local volunteer observer in Wichita Falls, amounted to over 40 inches.

FARMING & CROPS.

Probably nowhere in the world can more land be cultivated by one man than in this portion of Texas; owing to the nature of the soil, and the absence of rocks and stumps, all kinds of improved machinery can be used. The mild open winters admit of farming operations at times when in the North farmers are unable to do anything. Most of the plowing is done with gang plows of from three to five plows, so that with one of the larger outfits from 10 to 12 acres can be broke by one man per day. There are several steam plows in operation in the county.

The principle crop raised is wheat, of the soft winter variety. In addition oats, corn and cotton are raised, as well as some barley and rye. The principal feed crops and sorghum. milo maize and kaffir corn.

Wheat is sown any time from Sept. up until

Christmas, and is harvested in the latter part of May and first of June.

There is no better milling wheat raised in America than the grain produced in this locality.

Oats are sown in both fall and spring; fall oats are sown during the latter part of Sept. and Oct. and spring oats generally in February.

Cotton has never been raised to any great extent, as compared with other crops, but there is probably no portion of the State where it does better than here; there is no question but what one man can cultivate a larger acreage than in any part of Texas.

Many crops of a bale, and more, to the acre have been raised during the past two years.

Among other crops which do well in this section can be mentioned broom corn; the acreage in this crop will be much larger this year than formerly, one grower near Wichita Falls planting about 500 acres this present year. The large broom factory located in Wichita Falls, furnishes a splendid market.

FRUIT.

Peaches, pears, plums, and the smaller fruits thrive splendidly. There are some quite extensive orchards, one containing between 50 and 60 acres. Apples have not been planted largely; the largest orchard of this fruit consisting of some five acres on Messrs. Byers Bros. ranch, is very thrifty and just beginning to bear.

Strawberries do well, and this year several parties about Wichita Falls will have their first crops on land planted for commercial purposes.

STOCK.

There is a great contrast between stock farming as conducted in this section, and in the Northern states.

Here, the stock winter on the open range, the native grass, wheat pasture and straw stacks carrying them through the winter; in the North, expensive barns must be built and the cattle fed through

several months of the year. The farmer who combines intelligent farming with stock raising cannot help but make a success.

The stock raised on a farm in this section can be counted as nearly clear profit. Contrary to the opinion of many people in the north, the grade of stock owned here is good. There are several herds of thoroughbred Durham and Hereford cattle owned in this county.

HOGS.

Hogs can be raised as successfully and profitably here as in any other part of the country; farmers are paying more attention every year to this branch of their business. Cholera and other diseases are unknown. The largest packers of the country have extensive plants at Fort Worth, a run of four or five hours from Wichita Falls, and the market is one of the best in the United States; all Oklahoma and even farmers from southern Kansas, ship to this market.

PRICE OF FARM LANDS.

The price of farming lands will vary considerably, owing to location, quality, and improvements. In a general way we may say that lands can be purchased at from \$15.00 to \$30.00 per acre; we have many tracts which can be purchased at less than the first figure and of course there are farms which the latter price will not buy.

The terms of sale will vary in different instances, but as a rule we are able to offer good terms; the prevailing rate of interest on land notes is eight per cent. Many people do not understand why it is that land is so much cheaper here than in Oklahoma directly north of us; the reason is plain, when the matter is considered a moment. The Government put a family on every 160 acre claim in Oklahoma in a day, whereas, when the first settlers came in to Wichita and Clay counties, they were confronted with a country filled with cattlemen owning thousands and in some instance hundreds of thousands of acres each. Taking into

consideration the better prices we obtain for farm products, and the lower taxes, lands in Texas should be worth more, than in southern Oklahoma.

We are often asked to send lists of farms which we have for sale; this we do not do, for the reason that descriptions are apt to be misleading, prices change, farms are sold, and so we prefer to show the intending purchaser such tracts as will fit his purse, and fill his wants.

MARKETS.

Owing to the proximity to the Gulf ports, and the fact that the Texas Railway Commission, make all rates, we probably have the best wheat market in the United States; wheat will sell the year round at from 10 to 20 cents per bushel more than in Oklahoma, Kansas and other western states. What is true of wheat, also applies to all other crops raised.

The country is well supplied with railroads, Wichita Falls having four, with two new roads to be built during the present year.

CHURCH & SCHOOL FACILITIES.

One of the first questions asked by homeseekers is as to school and church facilities. It is generally known that the School Fund of the State of Texas is far larger than that of any state in the Union

The schools in the towns and country are as numerous as could be expected in a country having no greater population, while all religious denominations have churches.

TAXES.

Taxes are low; farming lands are generally assessed at from \$4 to \$6 per acre, excepting that farms immediately around town are some little higher.

The state and county tax rate is 95 cents on the \$100.00 valuation.

MINERAL RESOURCES.

The mineral resources are undeveloped. Oil was discovered at a depth of from 150 to 300 feet

at Petrolia 18 miles north east of Wichita Falls some three years ago; about 100 wells have been sunk. Many of these wells have been pumping steadily for from two to three years, and are actually showing a gain now as compared with a year ago. New wells are being sunk now, and the yield is apparently greater than in the first wells drilled. A company is now being organized to sink a well 2000 feet deep, and in the opinion of experts, it will develop a great oil field.

The oil is of good quality and is at present shipped to Corsicana, Texas, for refining, but a move is on foot to build a refinery either in the field or at Wichita Falls. The present wells yield from 3 to 10 bbls. per day, but as they are shallow, and inexpensive, and one small gasoline engine will pump a whole string of them, they are a profitable investment. There are strong indications of oil and gas around Wichita Falls, but no boring has ever been done.

GENERAL REMARKS.

Farming as a rule, is carried on upon a larger scale than in most parts of the country, and the farms are larger. As one man with a good team of 6 to 8 head, with a five gang plow is able to put in by himself, as much as 400 to 500 acres of grain, the greater part of the country is devoted to raising these crops. It also results in much careless farming, and if the farms were smaller, and the owners gave them more thorough cultivations, the results per acre would be correspondingly greater.

The large farms, are also the reason for there being no greater diversification of crops. There is a tendency at present among many of the larger land owners to sell part of their holdings; this is resulting in the opening of new farms, better farming and a substantial increase in population.

WHAT WE HAVE FOR SALE.

We have a very large list of lands for sale, in Wichita, Clay and adjoining counties. We are

able to suit the small farmer, or those looking for ranches and stock farms. We have been in the business in Wichita Falls for a great many years, and our residence here dates from the settlement of the county. We have been in the business for so many years that we thoroughly know the lands, and their owners, and representing as we have, hundreds of non-resident owners, we are always able to furnish bargains that the mush-room real estate men and curb stoners who spring up with every active period, are unable to offer.

We court investigation as to our reliability and standing in this community.

WICHITA FALLS.

Wichita Falls is the largest town in this portion of Texas, and the most important on the Denver Road between Fort Worth, Texas and Pueblo, Colo. It has a population of five thousand, and is growing rapidly.

The town is situated in the south eastern portion of Wichita County, on the Big Wichita River, and is substantially and handsomely built. The business part of brick and stone structures, which would do credit to a much larger City. There are four railroads entering the City. the Fort Worth & Denver City (of which it is a division point). The Missouri, Kansas & Texas, of which it is the north western terminus; the Wichita Valley Ry, now in operation to Seymour Texas but which is being constructed from that place to Abilene, Texas, and projected from there to Brady.

Wichita Falls has closed a contract with the Oklahoma & Texas Ry. Co., for a line from Oklahoma City to this city; the final survey has been completed and right of way being secured; this road will be completed about the middle of 1907. The Wichita Falls and Oklahoma railroad has been completed about a year; it runs from this city to Byers, Texas, on Red River in Clay County.

The Frisco is extending its Choctaw & Arkansas line from Ardmore, I. T. to this city, and its tracks will be here by Jan. 1st 1907.

In addition to the roads already built and contracted for, there is a road now being surveyed from Colgate, I. T. to Wichita Falls, and a prospect of securing the T. & P. line from Mineral Wells Tex. to Pueblo, Colo.

It is the largest grain shipping point in the State of Texas, and the 1000 bbl. plant of the Wichita Mill & Elevator Co. is one of the best in the state. Wichita Falls has a wholesale grocery establishment which transacts a business of a million and a half dollars annually; a broom factory employing 50 men, two ice factories, a canning factory and a number of smaller industries. It has an up to date water works system, with an inexhaustible supply of pure, soft water, supplied by Lake Wichita, a beautiful body of water, covering over 3000 acres, located six miles from the city. It is the county seat of Wichita County; has two national banks, each having a capital of \$75,000; has an electric light plant and a sewerage system.

The public schools are a credit to the town, the High School Building costing \$45,000.

The Sisters of St. Mary have just completed the beautiful Academy Of Mary Immaculate, a magnificent structure of pressed bricks and stone; it is conducted as a boarding school for girls, and as a day school for resident pupils. All the leading religious denominations have places of worship. In speaking of the substantial progress of the city, it may be stated that one contractor has something like five miles of concrete sidewalk to construct.

Surrounded as it is, by the best country in North Texas, Wichita Falls is destined to become a city of importance, and those seeking a location, will do well to investigate the opportunities offered by it. We have a large list of property, which we are always ready to show. There are a number of badly needed industries, among which may be mentioned a paper mill and a brick plant; we invite correspondence from any one interested.

WHAT PEOPLE HAVE DONE HERE.

There is probably no portion of the United States where farmers have prospered to the extent they have in this section; we know of hundreds of instances where farmers have come here without hardly anything, who to-day are well to do, and in many instances rich.

From among our acquaintances, we have secured two letters, which speak for themselves. We could easily fill this booklet with similar letters from farmers, who have done as well, and in some instances better than these men, but we take it that anyone reading them will come to the conclusion that what one man can do, any one can do. If you are interested in the country, come ahead and look it over for yourself. We are selling lands on a commission basis, and in purchasing from us, the owner of the land pays the commission, not you.

We have not intended to convey the idea that all the land in this section is good; we have poor land as has all other countries, and the land will vary in quality in different localities; but we do think that we have as much good land in the area known as the Wichita Falls Country, as in any section of similar size, any where in the world.

Wichita Falls, Texas, Nov. 6th. 1905.

To whom it may concern;—

I have been farming in Wichita County since 1883, coming to Texas from California.

I was raised in Oregon and California and farmed in those states all my life until coming to Texas.

When I came to Wichita County, I had but small means, and was compelled to work on the construction of the Fort Worth & Denver Road in order to get a start so that I could farm.

When I began farming here, there were but a very few people in this county, probably not exceeding six farmers.

I have been engaged in farming, stock raising ever since I have been here, and have been successful. I own 1400 acres of land, which is well im-

proved; I have a nice bunch of high grade stock, about 40 head being registered. I have also been successful with hogs; they do well, have no diseases, and I have never failed to make money out of them. I have also raised a great deal of fruit, principally peaches, plums, grapes, apples, blackberries, pears, etc.

I have also raised many horses and mules having almost as many as cattle. I have done well in this country and like it. It is exceedingly healthy and as all kinds of improved machinery can be used, one hand can accomplish more than in most sections.

E. Rexford.

Wichita Falls, Texas, Nov. 16th. 1905.

To whom it may concern;—

I came to Wichita County, Texas, in the year 1888; I came from New Mexico where I lived two years, but was raised on the farm in Illinois, in the Wabash Valley.

Upon my arrival in Wichita Falls, my entire capital consisted of fifty cents. The first year I worked upon a farm near Wichita Falls, and the second year I secured a job in Wichita Falls.

In the fall of 1890 I began farming; I had a team of horses, and rented fifty acres of land, which I sowed in wheat; the same fall I purchased my first tract of land, consisting of 49 acres.

I have been farming on Holliday Creek, twelve miles south of Wichita Falls for the past fifteen years; I have bought additional land from time to time, and now own 1002 acres of land. My place is well stocked; I have about 100 head of high grade cattle, about 50 head of hogs and about 30 head of horses and mules, with plenty of machinery.

I also own a steam threshing outfit.

I raise wheat, oats, corn and feed stuffs every year, including large crops of milo maize. I have enough feed now on hand to last me two years.

I have never failed to raise a wheat crop excepting during the year 1895 when we failed for

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lack of rain the preceeding fall, but that year I raised a large crop of corn and feed stuffs. It is my experience that any man who comes here and farms his land in a thorough manner will always have crops; our principal trouble is that we have so many farmers who do not cultivate their land properly. I know of no place where one man can cultivate as many acres as he can in this section. Above all, and outweighing all other considerations is the healthfulness of the country.

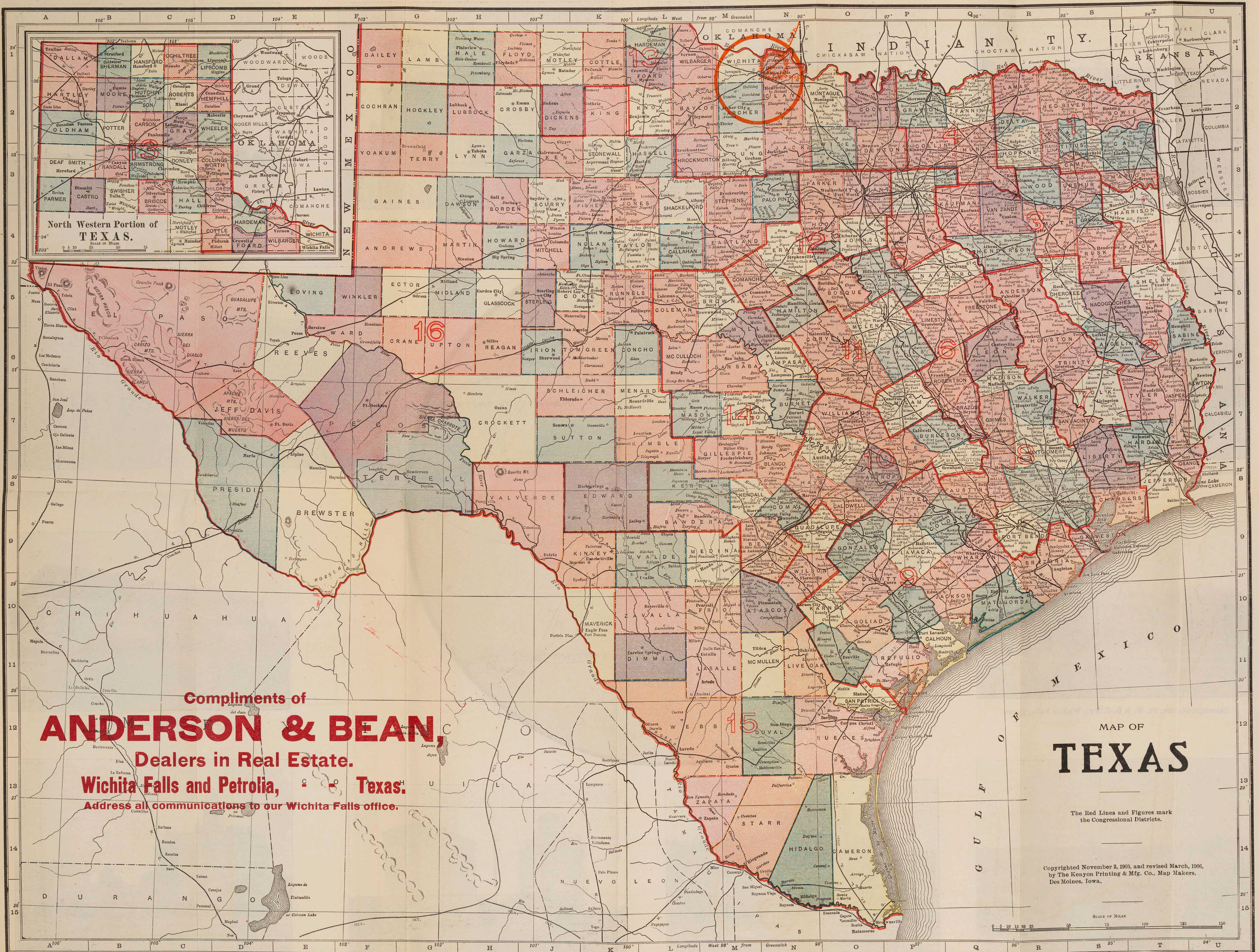
Yours truly,

J. L. McConkey.

BYERS BROS. PASTURE.

Last year we placed this celebrated tract of land on the market for sale to actual settlers on long time, and have sold about two-thirds of it; there still remains on the market about 12,000 acres divided into 160-acre tracts. The Byers Bros. land is situated about 18 to 25 miles east of Wichita Falls; fronts on Red River, and is traversed by the Big Wichita. It is one of the finest portions of this country, being especially adapted to cotton, corn and fruits, as well as first class wheat land. The Wichita Falls and Oklahoma Railway runs through the land, the two flourishing little towns of Petrolia and Byers being on the property.

We maintain an office at Petrolia; all parties wanting to look at this tract must come to Wichita Falls in order to take the train for Petrolia. A map of the property will be mailed on request.



Compliments of
ANDERSON & BEAN,
Dealers in Real Estate.
Wichita Falls and Petrolia, Texas.
Address all communications to our Wichita Falls office.

MAP OF
TEXAS

The Red Lines and Figures mark
the Congressional Districts.

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Des Moines, Iowa.

SCALE OF MILES
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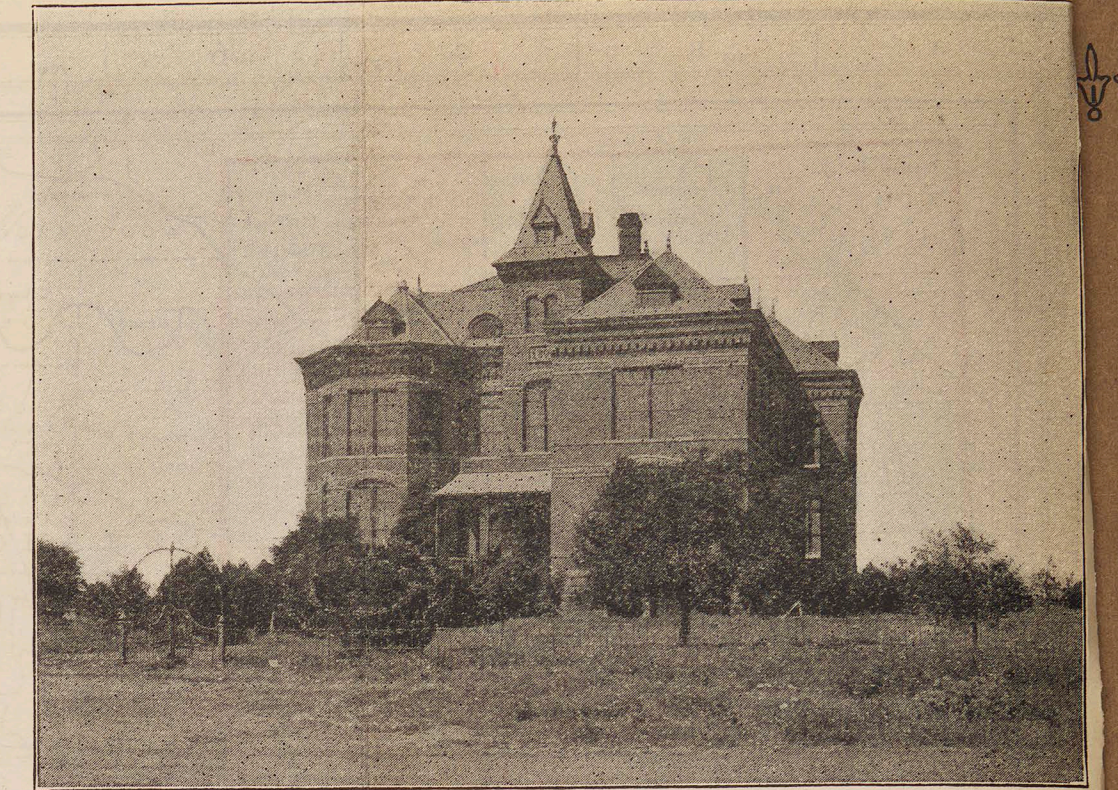
Lake Wichita, near Wichita Falls, covering over 3,000 acres.



First National Bank Building, Wichita Falls, Texas.



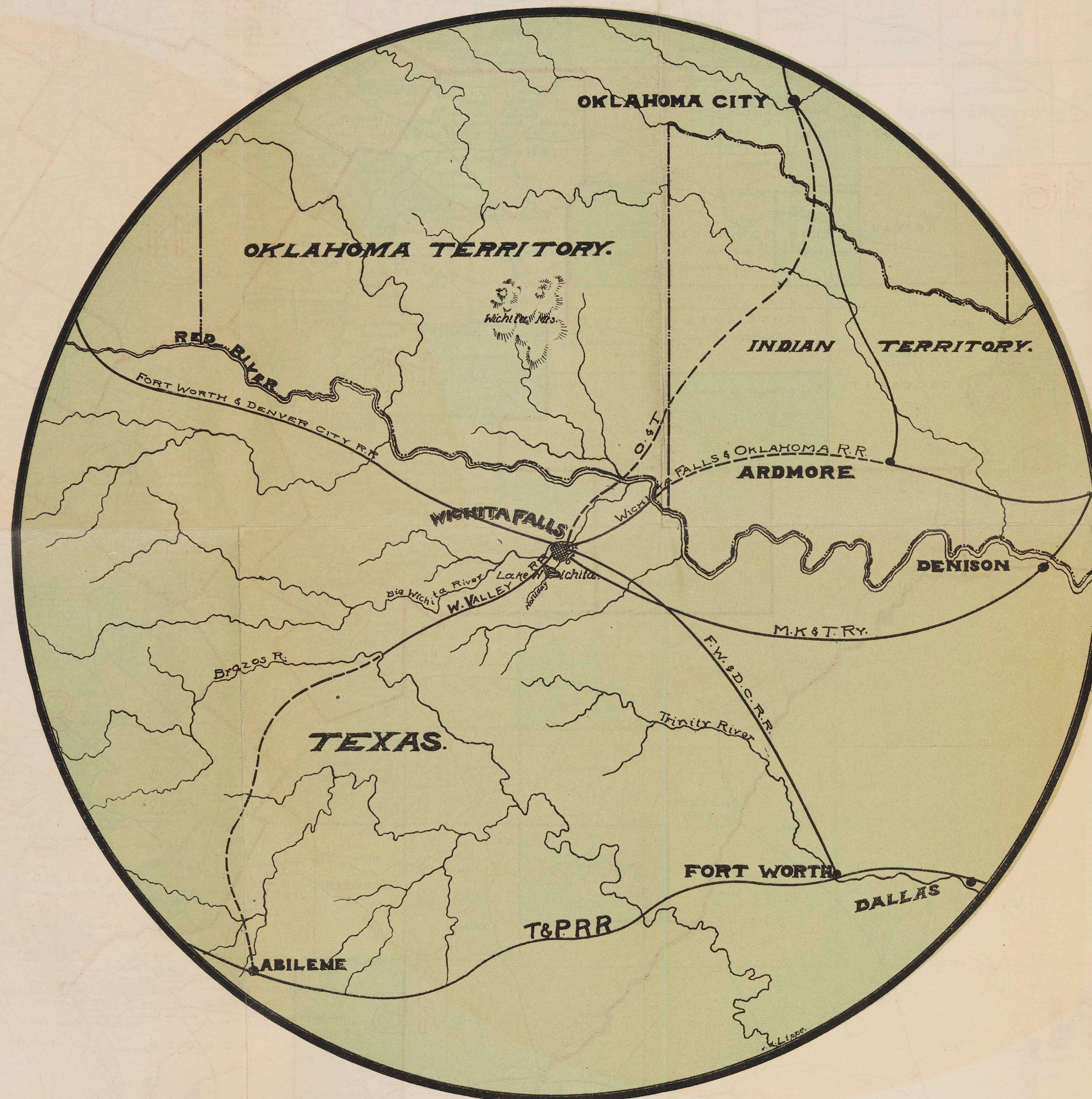
Academy of Mary Immaculate, Wichita Falls, Texas.



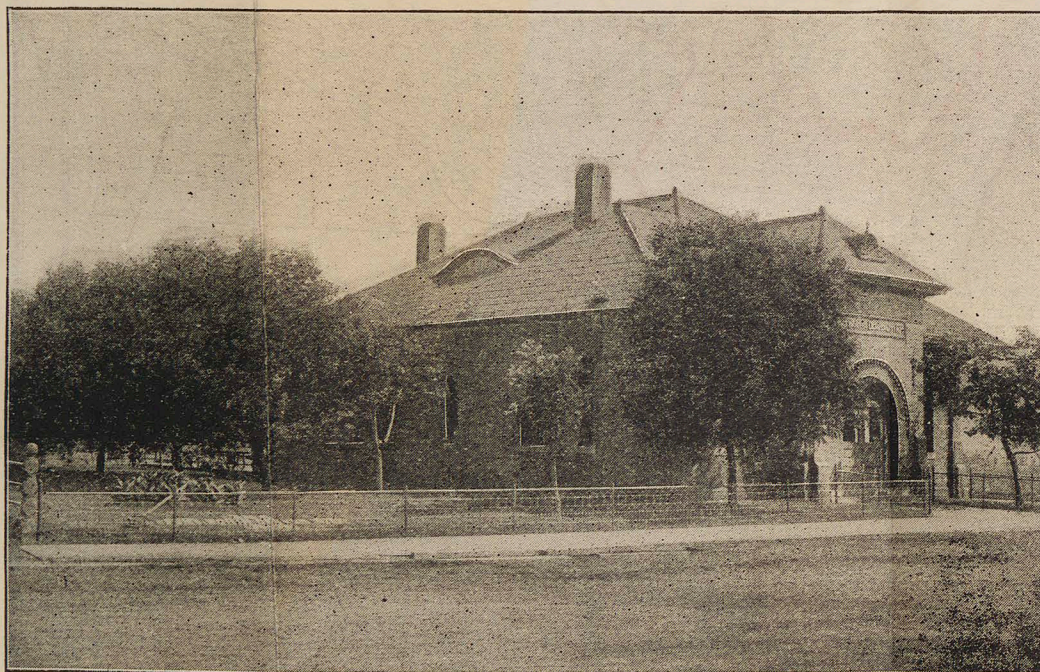
High School building, Wichita Falls.



Broom Corn planted September 1st, made over one-half ton per acre.



Farm Scene, Wichita Falls.



Passenger Station, Ft. W. & D. C. Ry., Wichita Falls, Texas.



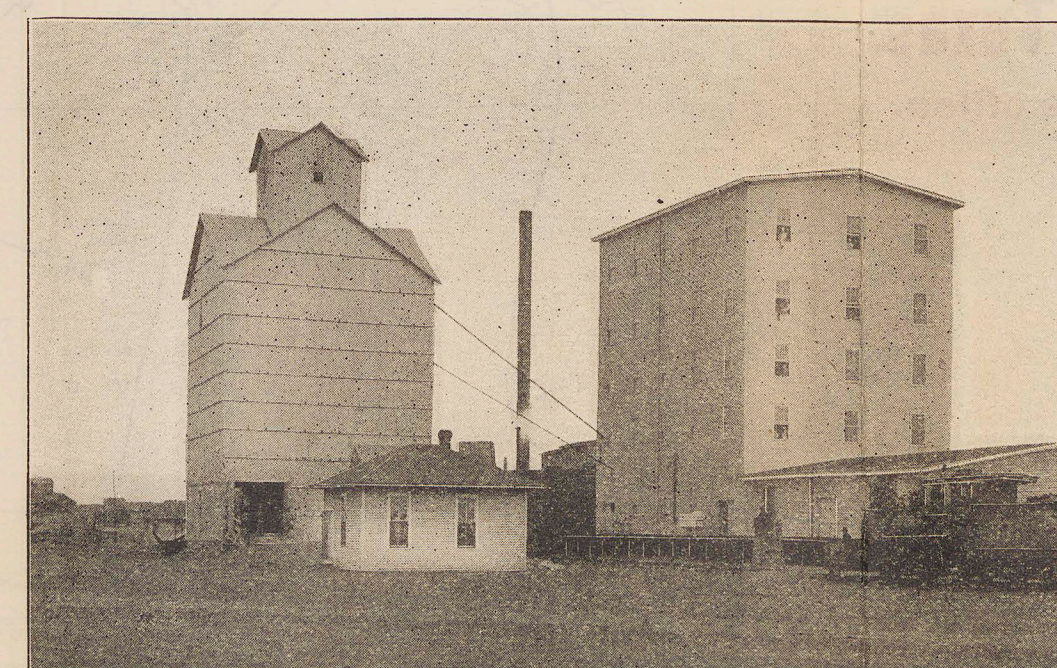
Shipping Cantaloupes, Wichita Falls.



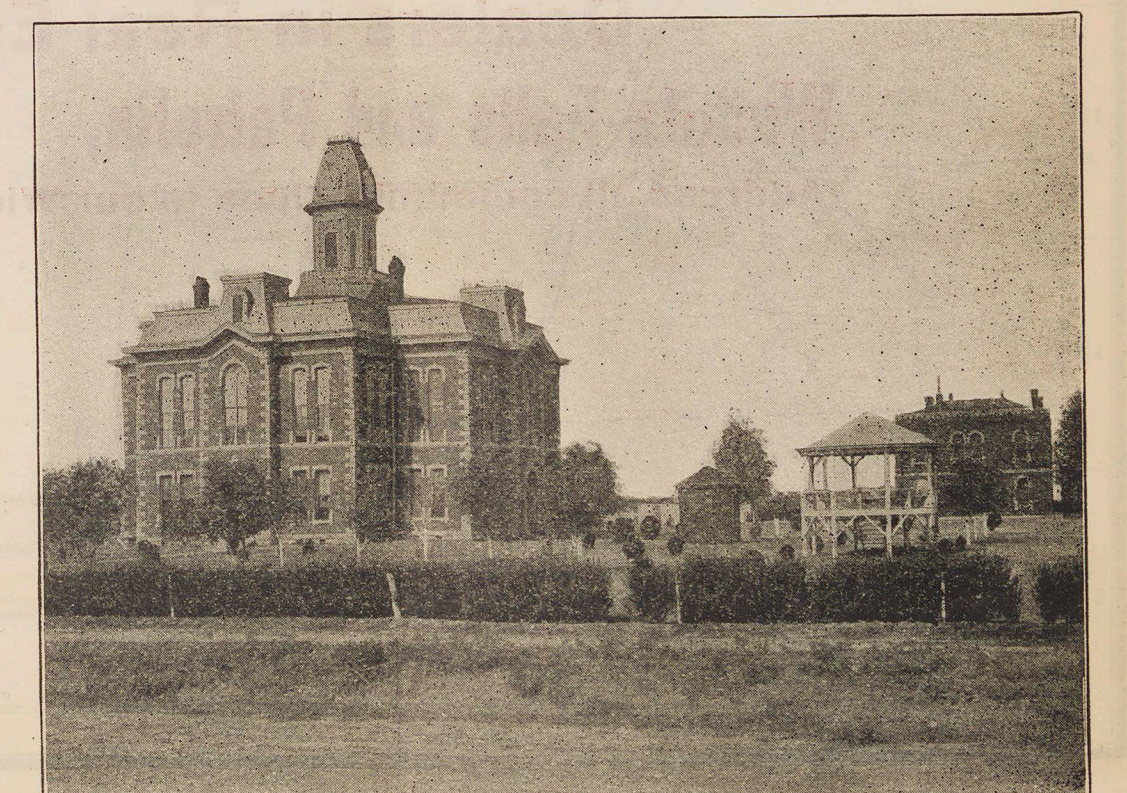
Cotton and Milo Maize Field, Wichita Falls.



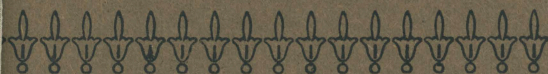
St. James Hotel Block, Wichita Falls.



Plant of Wichita Mill & Elevator Co., Wichita Falls, Texas.
Capacity, 1,100 barrels per day.

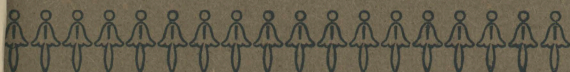


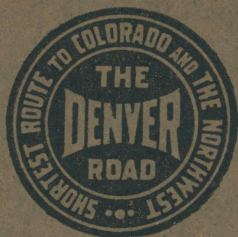
Wichita County Court House, Wichita Falls.



WE furnish complete abstracts
of title to all real estate
which we sell.

We are at all times ready to
show the country to all homeseek-
ers who are **PREPARED TO**
PURCHASE, and will be glad to
meet at our office, at any time,
those who are interested in this
section.





Sells, at Fort Worth, local homeseekers' tickets on Tuesdays and Saturdays of each week, at greatly reduced rates, for the benefit of prospectors desiring to personally investigate the wonderful present developments and future possibilities of

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Address

A. A. GLISSON,
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